

**POND FARM,
NEWTON UPON RAWCLIFFE, PICKERING**

Cundalls





POND FARM

NEWTON UPON RAWCLIFFE
PICKERING, NORTH YORKSHIRE

YO18 8QA

Pickering 5 miles, Malton 22 miles, York 30 miles, York 60miles (all distances approximate)

A fantastic lifestyle and equestrian property, comprising an immaculately restored stone farmhouse set in almost 2 acres of land and grounds, together with a comprehensive range of modern and traditional buildings, located in the heart of this pretty and accessible village.

- Pond Farmhouse: a Grade II listed property providing over 2,900 square feet of stylishly presented and versatile accommodation.
- Entrance hallway – dining room – sitting room – study – cloakroom - snug - farmhouse kitchen - master bedroom with en-suite – four further double bedrooms, one with mezzanine floor and two with en-suites – house bathroom – laundry room – gardeners WC
- A detached range of traditional buildings with full planning permission for conversion into residential accommodation **NZE25/01129/LBC**
- Agricultural buildings, including stabling, workshop, barn and stores, amounting to over 1,500 square feet in total.
- Set within land and grounds amounting to almost 2 acres, of which 1.4 acres comprises grazing land.
- Attractively landscaped grounds. Double garage and ample private parking.

GUIDE PRICE £1,250,000

DESCRIPTION

An all-encompassing lifestyle property, comprising a high-quality character property, a substantial range of detached buildings which have full planning permission for conversion into an annexe, a range of practical agricultural buildings with stables and landscaped grounds and grazing land of 2 acres, all located within an accessible rural village.

Pond Farm is very much a classic Yorkshire Longhouse, dating back to the 17th Century. The farmhouse was restored and remodelled around 15 year ago to an exacting standard. Grade II listed, the character of the original house has been carefully retained, albeit now finished and reconfigured for a contemporary owner, with a flexible arrangement of rooms and high-quality fittings and finishes throughout. The scope of the work includes the conversion of an adjoining cow byre to create a fantastic farmhouse kitchen with dining and living areas, dominated by a fully glazed western gable end which affords a fantastic view across the garden, grounds and land.

The farmhouse provides almost 3,000 feet of accommodation which briefly comprises the following. Entrance hallway with limestone floors, a triple aspect sitting room with open fire, study, snug with joiner-built cabinets, cloakroom and the farmhouse kitchen with vaulted ceiling and fitted with a bespoke range of kitchen cabinetry. To the first floor is an impressive master bedroom with vaulted ceiling, fitted wardrobes and adjoining en-suite shower room. There are four further double bedrooms, all with en-suite shower rooms and the main bathroom for the house.

Pond Farm sits in the heart of the village and aptly lies adjacent to the village green and pond. The farmhouse faces south, with a private parking area to the immediate front and a double carport. Opposite the house are a range of traditional buildings. These buildings have full planning permission (NZE25/01129/LBC) for conversion into two-bedroom accommodation with a lateral layout. Ideal for buyers who require additional independent accommodation. Work has been undertaken outside and services laid on, ensuring that only the interior work remains here.

LOCATION

The village of Newton-upon-Rawcliffe is located approximately four miles to the north of the historic town of Pickering and is characterised by its pretty village green and duck pond. It lies on the very edge of the North York Moors National Park which offers a wide range of outdoor pursuits and activities. The market towns of Pickering and Malton are within easy reach and offer a good range of local facilities. The historic City of York is around 40 miles distant and provides a further large range of services and amenities including a mainline train station providing links to London and Edinburgh within 2 hours.

ACCOMMODATION

ENTRANCE HALL

Oak panelled front door with inset pane and half height glazing to both sides. Flagstone floor. Recessed ceiling lights. Stairs to the first floor.

DINING ROOM

5.40 m (17'9") x 3.00 m (9'10")

Yorkshire sliding sash to the front. Full height window to the side. Recess with a curved brick inset. Beamed ceiling. Fitted fireside cupboards.



INNER HALL

Quarry tiled floor. Stairs to the First Floor.

SITTING ROOM

7.60 m (24'11") x 5.13 m (16'10")

Triple aspect main reception room with French windows out to the front and windows to the rear and side. Handsome original carved stone fireplace housing an open fire. Original fireside fitted cupboard. Beamed ceiling. Television point. Wall lights. Telephone point



STUDY

2.40 m (7'10") x 2.00 m (6'7")

Fitted desk and office furniture. Yorkshire sliding sash window to the front with secondary glazing. Recessed ceiling lights. Beamed ceiling.

CLOAKROOM

Low flush WC. Pedestal wash hand basin. Recessed ceiling lights. Extractor fan. Large under stairs fitted cupboard housing the underfloor heating manifold.

SNUG

6.00 m (19'8") x 4.60 m (15'1")

A generous but cosy room, with a large three-quarter height window to the front. Joiner fitted cabinet and bookshelves. Beamed ceiling. Television point.

FARMHOUSE KITCHEN

8.80 m (28'10") x 5.60 m (18'4")

A superbly redesigned kitchen with a high-quality range of bespoke kitchen cabinetry and matching Island topped with granite worktops. Classic cream five door AGA set within a recess. One and a half bowl ceramic sink unit and an additional inset sink. Tiled floor. Dual aspect with windows to the front and a fully glazed gable end with doors opening directly out onto the garden. Roof lights. Stable door to the front.



FIRST FLOOR

BEDROOM ONE

4.70 m (15'5") x 3.60 m (11'10")

Large and airy master suite with a vaulted ceiling and exposed beams. Windows to three sides. Fitted wardrobes. Radiators.



EN-SUITE SHOWER ROOM

Shower cubicle. Wash hand basin set within a washstand. Low flush WC. Electric shaver point. Recessed ceiling lights. Chrome heated ladder towel rail. Extractor fan.



BATHROOM

2.30 m (7'7") x 2.17 m (7'1")

Yorkshire sliding sash to the front with secondary glazing. Freestanding bathtub with waterfall taps. Wall hung wash hand basin. Low flush WC. Bidet. Recessed ceiling lights. Wall lights, Chrome heated ladder towel rail. Extractor fan.

BEDROOM TWO

3.50 m (11'6") x 2.80 m (9'2")

Yorkshire sliding sash to the front with secondary glazing. Radiator. Television point. A set of paddle stairs to a mezzanine study area with access into the loft. Conservation roof light. Exposed beams.

BEDROOM THREE

3.13 m (10'3") x 3.10 m (10'2")

Yorkshire sliding sash to the front with secondary glazing. Radiator. Television point. Joiner fitted storage and drawers.

BEDROOM FOUR

3.50 m (11'6") x 3.30 m (10'0")

Yorkshire sliding sash to the front with secondary glazing and window seat. Radiator. Television point. Fitted shelving

EN-SUITE BATHROOM

2.15 m (7'1") x 1.10 m (3'7")

Shower cubicle. Wash hand basin set within a storage stand. Low flush WC. Electric shaver point. Recessed ceiling lights. Chrome heated ladder towel rail. Extractor fan.

BEDROOM FIVE

4.50 m (14'9") x 3.00 m (9'10") (to include en-suite)

Yorkshire sliding sash to the front with window seat and fitted with secondary glazing. Radiator. Television point. Pair of fitted storage cupboards.

EN-SUITE BATHROOM

Corner shower cubicle. Wall hung wash hand basin. Low flush WC. Electric shaver point. Recessed ceiling lights. Chrome heated ladder towel rail. Extractor fan.



GARDEN AND GROUNDS

Pond Farm sits perpendicular to the street, set back behind low stone walls and timber double gates which open out onto the gravelled driveway where there is plenty of parking here and within the double garage. The farmhouse faces south and a neat and pretty cottage style garden to its immediate front. The majority of the garden lie to the side of the property, which has been attractively landscaped with a wide, stone flagged terrace onto which the kitchen opens out onto. Beyond lies a lawned garden, well stocked with well-established perennial and annual borders. To the side is a small fruit and vegetable garden. There is external power and water supplies.

LAUNDRY ROOM

4.55 m x 3.20 m to include the WC

Range fitted base and wall units incorporating a stainless-steel sink unit. Washing machine and tumble dryer points. Windows to two sides. Radiator. Delta oil fire central heating boiler.

GARDENERS WC

WC. Pedestal wash hand basin. Radiator

LAND

In all the property is situated within 1.9 acres, of which 1.4 acres comprises grazing land. The land is securely stock fenced to all sides with a mixture of mature hedge and fencing. There is a water supply to the land.



BUILDINGS

TRADITIONAL BUILDINGS WITH PLANNING PERMISSION

Directly opposite the Farmhouse are a range of traditional stone and tile agricultural buildings, which provide over 1,000 square feet of space. Full planning permission has been granted to convert these buildings into a separate dwelling providing living room, dining kitchen, two double bedrooms and two bath/shower rooms. The design is all on one level and would be ideal for any purchasers in need of ancillary accommodation to the main house. A significant amount of work has already been undertaken on the buildings in respect to the planning. NZE25/01129/LBC. Copies of the approved plans are available by request of on the North Yorkshire planning portal website. www.northyorks.gov.uk

BARN & STABLES

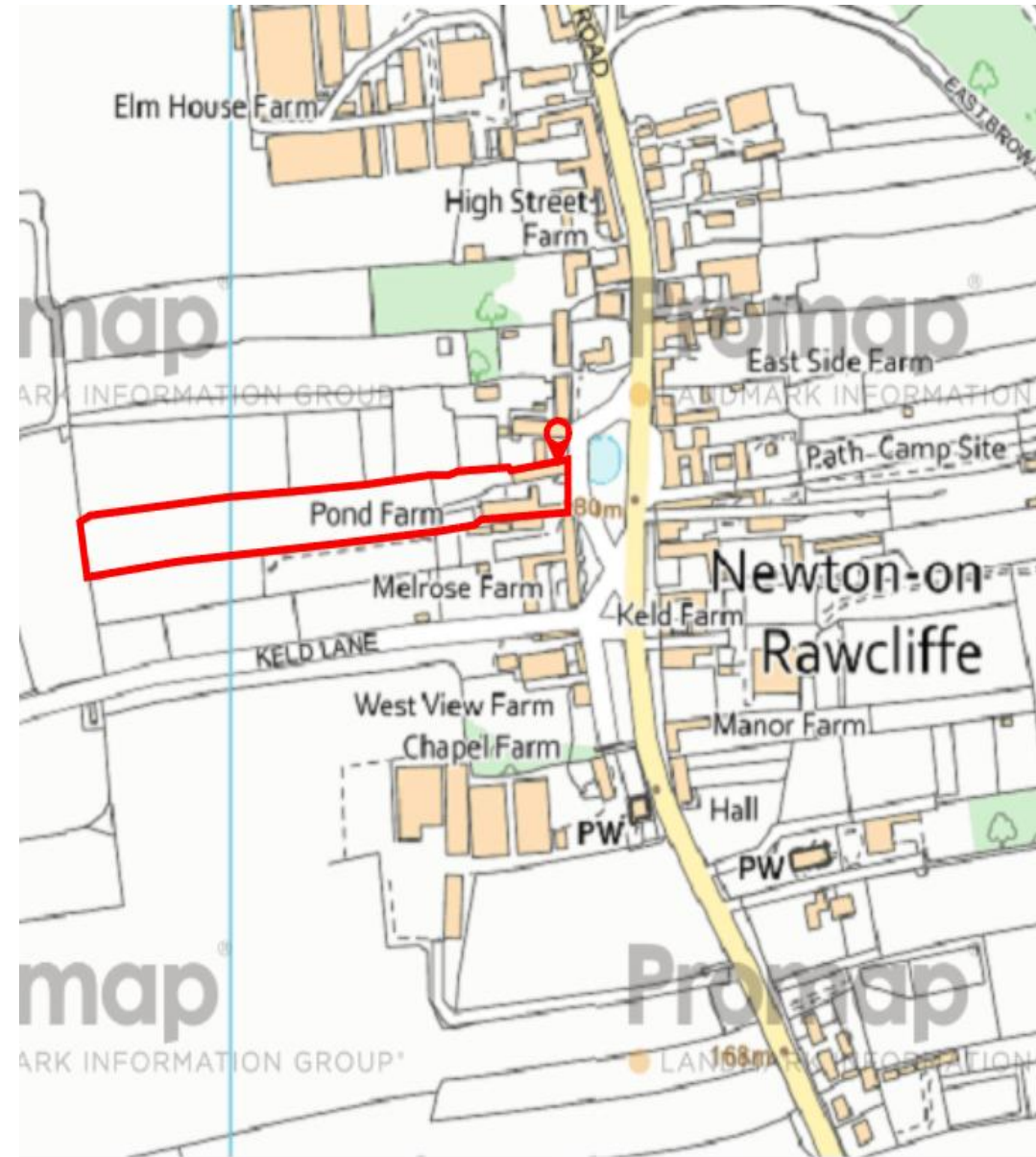
14.00 m (45'11") x 10.00 m (32'10")

Mezzanine storage. Strong room. Electric light and power. Two loose boxes.

AGRICULTURAL BUILDING

14.00 m (45'11") x 7.40 m (24'3")

Profile steel roof profile was two sides the Yorkshire boarding to the front. Double doors and a further door to the front. Electric light and power. Concrete floor. Undercroft storage area.







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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GENERAL INFORMATION - REMARKS & STIPULATIONS

EASEMENTS, RIGHTS OF WAY & WAYLEAVES

The property is sold subject to and with the benefits of all existing rights of way, water, light, drainage, and other easements attaching to the property whether mentioned in these particulars or not.

BOUNDARIES

The vendors will only sell such interest as they have in the boundary fences and hedges etc. All boundaries and areas are subject to verification with the title deeds. Mineral & sporting rights are in hand and are included in the sale.

ENERGY PERFORMANCE CERTIFICATE

An EPC has been prepared for the property and is available for inspection at the agents Pickering, Malton or Helmsley Offices. Current Score E/39 Potential Score D/61

METHOD OF SALE

The property is being offered for sale by private treaty as a whole. Interested parties should register their interest with the agents to be involved in sale negotiations. For those with queries or to inform the agents of their interest please contact Judith Simpson on 01751 472 766, email: judith.simpson@cundalls.co.uk

GENERAL INFORMATION

Services: Mains water, drainage and electric. Oil fired central heating. Underfloor heating to the ground floor.
Planning: North Yorkshire County Council (Ryedale)
Council Tax: Band G
Tenure: The property is Freehold, and vacant possession will be given upon completion.
Viewing: Strictly by appointment with the agent's office in Pickering; 01751 472766
Postcode: YO18 8QA

All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. The property is bought as seen. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

